

PLANNING COMMISSION REPORT



MEETING DATE: November 5, 2003

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **McDowell Mountain Storage**

REQUEST

Request to approve:

1. A conditional use permit for internalized community storage on a 5.2 +/- acre parcel located near the southwest corner of Bell Road and 94th Street with Highway Commercial District (C-3) zoning.
2. A conditional use permit for exterior unoccupied recreational/vehicle storage on a 5.2 +/- acre parcel located near the southwest corner of Bell Road and 94th Street with Highway Commercial District (C-3) zoning.

20-UP-2003 & 21-UP-2003

Key Items for Consideration:

- The area is located within and conforms to the Horseman's Park PCD Overlay
- The site is almost entirely within the power line corridor easements.

Related Policies, References:

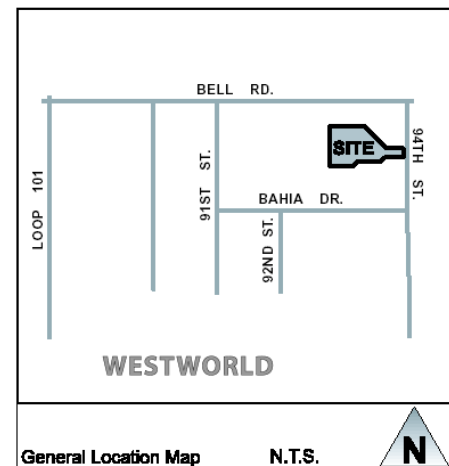
Case 25-ZN-1999 rezoned the site from R1-35 to C-3 Dist. in Feb. 2000.
Case 33-ZN-2000 approved the Horseman's Park PCD overlay for this area in 2001.

OWNER

Bell 19c3 L L C
480-947-5100

APPLICANT CONTACT

Hayes Martin
McDowell Mountain Storage LLC
480-483-4902



LOCATION

94th & Bell, southwest of the southwest corner

BACKGROUND

Zoning.

The site is zoned Highway Commercial District (C-3) PCD. This zoning district allows for internalized community storage facility and exterior unoccupied recreational vehicle storage with the approval of conditional use permits.

General Plan.

The General Plan Land Use Element designates the property as Cultural Institutional. This category includes a variety of public and private facilities including tourism, recreation hotels, resorts and cultural uses.

APPLICANT'S
PROPOSAL

Context.

This site is located in McDowell Mountain Business Park (formally Horseman's Park), south of Bell Road and west of 94th St. The property is surrounded by other Highway Commercial District (C-3) zoning and consist of the HealthSouth offices, the Coyotes Ice Den, a proposed automobile service station to the northeast and a mixed-use commercial project to the south. A residential condominium complex zoned multi-family residential district (R-5) is situated to the east of the site, east of 94th St.

Goal/Purpose of Request.

The request is for use permit approvals for an internalized community storage facility (20-UP-2003) and an unoccupied recreational vehicle facility (21-UP-2003). Both facilities are on the same property and are currently undeveloped.

Internalized Community Storage Facility.

The internalized community storage facility is located south west of the power line corridor and involves development of a new 3 story, internalized community storage building and driveway and parking lot area. The site has access from 2 locations along the 93rd St. alignment and one shared access onto 94th St. to the east, which will be used mainly as an exit. The proposed storage facility is 34 feet (38 ft. to top of mechanical) in height and contains an additional floor located underground.

Unoccupied Recreational Vehicle Storage Facility

The unoccupied recreational vehicle facility (RV) contains 108 RV parking spaces and is located underneath the power line corridor. The applicant has received approval from the power line companies to use the area for recreational vehicle storage. In addition, 15 ft. high canopies will be constructed to shade the some of the parked vehicles. An 8-10-foot tall wall and gated enclosure will surround the site. Generally, buildings are not permitted to be constructed within the power line easement, but parking and outdoor storage are permitted.

Key Issues.

- All storage will be fully contained within the internalized community storage facility.
- The unoccupied recreational vehicle facility is located beneath the power lines and an 8-10-foot tall CMU wall will screen all vehicles.
- A total of 139 parking spaces are provided which is sufficient to accommodate the needs of both uses.
- Traffic generated by the uses is relatively low and will not substantially impact the traffic levels of streets in the area.

IMPACT ANALYSIS

Development information.

- *Existing Use:* vacant land, power line corridor
- *Buildings/Description:* one proposed 3 story building
- *Parcel Size:* 5.26 acres
- *Building Height Allowed:* 36 feet, 42 feet with mechanical screening

- *Existing Building Height:* 34 feet, 38 ft. with mechanical screening
- *Floor Area:* 113,617 sq. ft. (83,101 sq. ft. is above grade)
- *Parking:* 55 spaces are required, 139 are provided
- *Other:* The Floor Area Ratio (FAR) is 0.36 while a maximum FAR of 0.40 is allowed

Traffic.

The site access driveways are from a shared commercial driveway (93rd St. alignment) and a shared access onto 94th St. These uses are not considered to be substantial generators of traffic. The existing street infrastructure in this area is capable of accommodating the additional proposed traffic. Trip generation is estimated to be 150 daily trips, with the peak hour trips estimated to be 10 vehicles per hour in the AM and 12 vehicles per hour PM. This site was previously studied for transportation impacts as part of the larger surrounding area, and access, vehicle type, and trip generation is not seen as an issue with the proposed uses.

Water/Sewer.

Water and sewer lined will be extended to the site by the developer from the existing infrastructure located in the adjacent streets.

Police/Fire.

The application has been reviewed by the Police Department and Rural Metro and is in conformance with the design criteria for access, safety and fire protection.

Open space, scenic corridors.

Open space is located along the east and west street frontages as well as in the side and rear yards. An east west pedestrian connection will be provided along the north side of the property, connecting with adjacent properties. No public trails are required as part of this site.

Policy implications.

The Horseman's Park Planned Community Development (PCD) Overlay provides policies concerning maximum allowable building heights for this area of 36 feet with 42 feet to the top of the mechanical screening and Floor Area Ratios (FAR) of 0.40. This proposal conforms with the PCD Overlay development standards.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:

1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - ***The proposed internalized community storage facility and unoccupied RV storage area will not generate any damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination. A lighting plan submitted by the applicant shows no pole-mounted lighting is provided, but only building mounted and under canopy lighting fixtures.***
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - ***There will be no significant increase in the volume or character of traffic from the internalized community storage facility and unoccupied recreational vehicle storage area.***
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - ***No other detrimental factors will occur with the approval of the proposed storage facilities.***
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- ***The characteristics of the proposed storage facilities are reasonably compatible and support the existing industrial, commercial and residential uses in the area.***
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
1. All storage shall occur within an enclosed building with the elevators and equipment necessary to transport items for storage to internal storage units. There shall be no outside storage and no individual storage units with separate external access.
 - ***All storage will occur within the existing building. There will be no outside storage and no individual storage units will have separate external access. The recreational vehicle storage area is located behind 8-10-foot tall CMU walls and entry access gates.***
 2. There shall be no storage of hazardous materials or materials which create any offensive noise, vibration, smoke, dust, odor, heat, glare, fumes or electrical interference.
 - ***The applicant states that the facility will not allow storage of hazardous materials or materials which will create an offensive noise, vibration, smoke, dust, odor, heat, glare, fumes, or electrical interference, per the Ordinance. A stipulation is provided concerning maximum permitted light spillage at the property line.***
 3. In no case shall the net above-ground dead storage area of the structure exceed the amount equal to seventy-five hundredths (0.75) for multistory structures, or five-tenths (0.5) for single-story [structures], multiplied by net lot area in square feet. "Dead storage area" shall include that area in which only storage occurs and no other activity is allowed. The dead storage area shall not exceed sixty-five (65) percent of the gross floor area of the structure.

- ***The 72,000 square feet of dead storage for the community storage facility does not exceed the maximum allowable 65% or 73,850 square foot of the gross floor area of the structure provided by the Zoning Ordinance.***
4. In no case shall the above-grade volume of the structure exceed the product of the net lot area in square feet multiplied by nine and six-tenths (9.6).
 - ***The above grade, building volume for the project is 831,000 cubic feet which conforms to the maximum allowed 2,203,100 cubic feet of the Ordinance.***
 5. If any portion of a floor of the structure is above-grade, the entire floor will be treated as above-grade for F.A.R. and volume calculations.
 - ***The entire above ground floor area for the project totals 83,100 square feet, and has been used to calculate F.A.R and volume, which complies with the Ordinance. The project F.A.R. is 0.36 while the building volume calculation is noted in #4 above.***
 6. Yards.
 - a. Front Yard. There shall be a front yard having the depth of not less than twenty (20) feet where parking occurs between a building and the street as long as depressed parking, wall or berming provides for a minimum three-foot screen. Parking shall not occur within the required front yard.
 - ***The site has a front yard setback of 20 feet with landscaping and a 3-foot tall parking lot screen wall.***
 - b. Side and Rear Yard. Side and rear yards of thirty (30) feet shall be maintained abutting R-1 (single-family) districts; side and rear yards of fifteen (15) feet shall be maintained abutting R-2, R-3, R-4, R4-R, M-H (multifamily) districts. A building may be constructed on the property line abutting any other district, but if any yard is to be maintained, it shall not be less than five (5) feet in depth.
 - ***The site does not abut any single family or multi-family residential districts. The adjacent property is zoned Highway Commercial District (C-3) to the north and south and west sides of the site.***
 7. An apartment/office shall be permitted within the structure to allow on-premises supervision of facility operation.
 - ***The applicant has provided approximately 4,253 square feet of office space for the storage facility manager on 2 floors of the building, and approximates 1,424 square feet of area for a manager living space.***

Community involvement.

The applicant has sent letters of notice to property owners within 500 feet of the site. Letters of support has been received from the Coalition of Pinnacle Peak, the McDowell Mountain Ranch Community Association, Grayhawk Community Association and DMB for DC Ranch. No letters or e-mails of objection have been received. One phone call was received from a resident from a residential complex northeast of the site expressing concern about possible unattractive views of the parked RV's from their site. (See Attachment #8, Community Involvement)

Community Impact.

The proposed internalized community storage facility and unoccupied RV storage area will provide these growing business and residential areas with rental storage space business and household goods, and RV parking. Eight to ten foot tall CMU walls will adequately screen RV's from view from adjacent properties. The proposed storage uses are reasonably compatible and will not negatively impact the surrounding land uses.

**STAFF
RECOMMENDATION****Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Al Ward
Senior Planner
480-312-7067
E-mail: award@ScottsdaleAZ.gov

APPROVED BY

Al Ward
Report Author

Randy Grant
Chief Planning Officer

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations for 20-UP-2003
- 5A. Stipulations for 21-UP-2003
6. Additional Information for 20-UP-2003
- 6A. Additional Information for 21-UP-2003
7. Traffic Impact Summary
8. Citizen Involvement
9. Site Plan



City of Scottsdale

PROJECT NARRATIVE FOR CITY INITIATED PROJECTS



- ☐ Rezoning ☐ Other
- ☒ Use Permit
- ☐ Development Review
- ☐ Master Sign Programs
- ☐ Text Amendment

Case # 1525-PA-02

Project Name McDowell Mountain Storage

Location near SWC of Bell Road and 94th Street

Applicant McDowell Mountain Storage, L.L.C.

Ordinance Section _____

SITE DETAILS

Proposed Zoning: N/A

Existing Zoning: C-3

Parcel Size: 229,493 sqft (5.27 acres)

Height: 36'-0"

Parking Required: 51

Parking Provided: 135

Of Buildings: 1

Setbacks: N-22'-0" S-21'-3"
E-50'-8" W-46'-2"

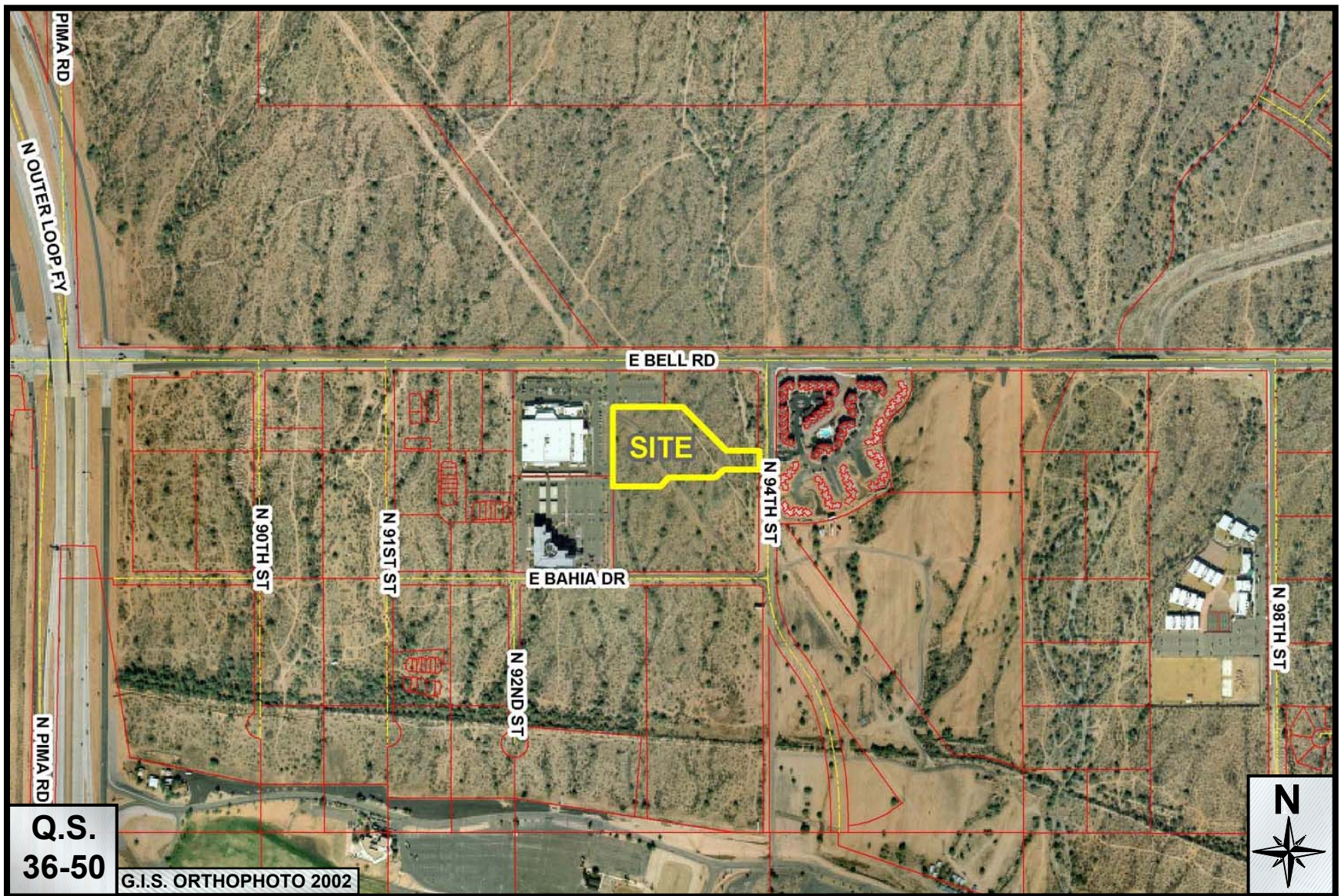
In the following space, please describe the project or the request

The undeveloped Property is located near the SWC of Bell Road and 94th Street and consists of approximately 229,493 square feet (5.27 acres). The Property is bounded to the west by 93rd Street (private street) and to the east by 94th Street. Four industrial/office/warehouse buildings are currently under construction on the commercially zoned C-3 property immediately to the south. The Property is bounded by two parcels to the north. One parcel is an "existing" over-flow parking lot for the Coyotes Training Facility/Ice Den and the other is undeveloped, commercially zoned C-3 property. The Property was zoned C-3 by the City of Scottsdale under Case Number 25-ZN-99; and re-zoned and overlay Horseman's Park Planned Community (P-C) District by the City of Scottsdale under Case Number 33-ZN-2000 with Stipulations for Case 33-ZN-00 approved 03-20-01. The Applicant is requesting the City of Scottsdale to approve two Applications for Use Permits: 1. Internalized Community Storage, 2. Unoccupied recreational vehicle storage. The site plan/layout shows an internalized community storage building to be constructed on approximately 70,568 square feet (1.62 acres) of the Property with the balance of the Property (predominately under SRP, APS, SW Gas and DOE Easements) consisting of enclosed unoccupied recreational vehicle storage. We have met with all involved utility companies and have received general acceptance contingent upon our final design and C.O.S approval. We are planning on utilizing 93rd Street as our primary entrance with an "exit only" access to an existing curb cut along 94th Street. This will keep any additional traffic along the primary streets to a minimum.

Note: The unoccupied recreational vehicle parking is scheduled to have covered parking canopies upon approval from all associated utility companies.

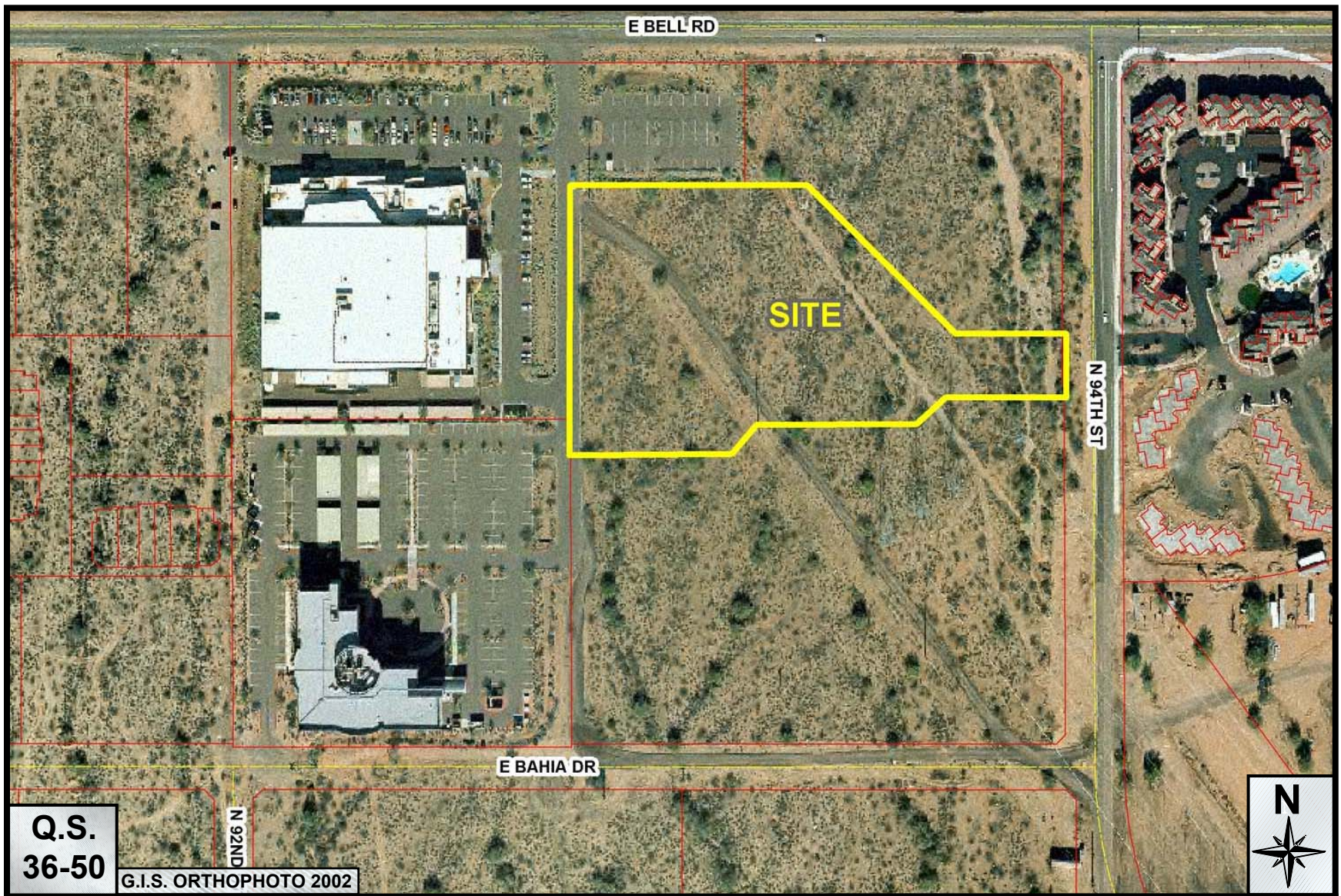
20-UP-2003

8/21/2003



McDowell Mountain Storage

20-UP-2003 / 21-UP-2003

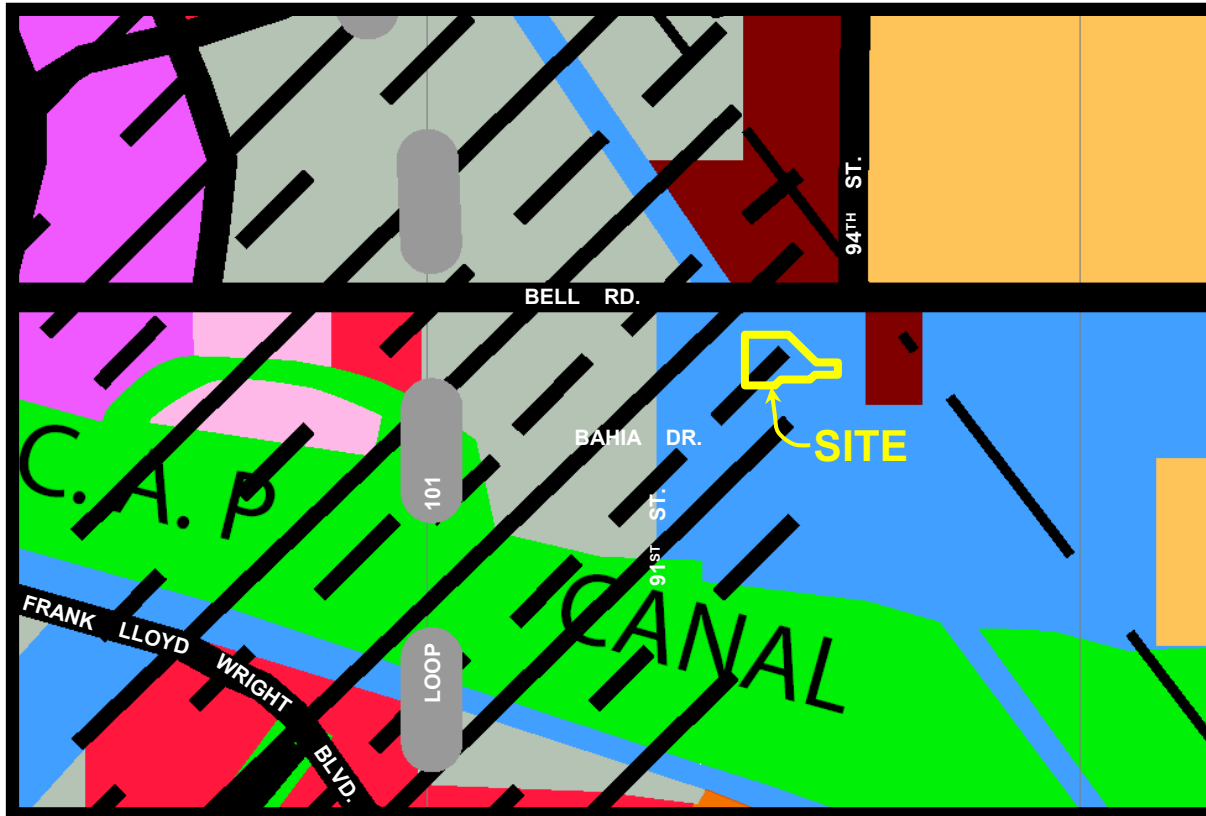


McDowell Mountain Storage

20-UP-2003 / 21-UP-2003

ATTACHMENT #2A

General Plan



- | | |
|---|--|
| Rural Neighborhoods | Commercial |
| Suburban Neighborhoods | Office |
| Urban Neighborhoods | Employment |
| Mixed-Use Neighborhoods | Natural Open Space |
| Resorts/Tourism | Developed Open Space (Parks) |
| Shea Corridor | Developed Open Space (Golf Courses) |
| Mayo Support District | Cultural/Institutional or Public Use |
| Regional Use District | State Trust Lands under State Land Commissioner's Order #078-2001/2002 |
| McDowell Sonoran Preserve (as of 4/2002) | |
| Recommended Study Boundary of the McDowell Sonoran Preserve | |
| City Boundary | Location not yet determined |



**20-UP-2003 /
21-UP-2003
ATTACHMENT #3**

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of April 2, 2002

STIPULATIONS FOR CASE 20-UP-2003

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform with the site plan submitted by [Hayes Martin](#) and dated 8/29/03 (by the City). These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. DEVELOPMENT CONTINGENCIES. The approved development program, including intensity, may be changed due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.

CIRCULATION

1. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. Bell Road and 94th Street - The developer shall dedicate a one-foot wide vehicular non-access easement on these streets except at the approved street entrance.
 - b. 94th Street - There shall be a maximum of one site driveway from 94th Street, with a minimum of 330 feet between the driveways and street intersections. This driveway is shared with the planned convenience store/service station to the north.
 - c. Bell Road - One right-in, right-out only driveway shall be located along Bell Road, with a minimum of 330 feet between the driveways and street intersections.
2. MEDIAN RECONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall reconstruct the existing median on 94th Street, to provide left-turn access into and out of the site, to the satisfaction of city staff; and shall relocate any existing landscaping that will be displaced, as determined by city staff. Timing and scope of improvements to be determined by City Staff.
3. PEDESTRIAN WALKWAY. The developer shall provide a minimum 6-foot wide, unobstructed pedestrian walkway running east west along the northerly part of the property, with final location, material and construction to the satisfaction of city staff.

DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes, which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.

- c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.
2. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
 - a. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
 - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (2). Include an estimate for payment in-lieu of on-site storm water storage if any, subject to city staff approval.
 - b. The developer shall obtain an approved Stormwater Storage Waiver. The approved waiver shall be obtained before the Development Review Board (DRB) case can be scheduled for a DRB hearing, and before the developer submits the improvement plans to the Development Quality/Compliance Division.
3. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
4. DRAINAGE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify to the Project Quality/Compliance Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.

3. **CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE.** Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. **AS-BUILT PLANS.** City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

WATER

1. **BASIS OF DESIGN REPORT (WATER).** Before the improvement plan submittal to the Development Quality/Compliance Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. **Water line and water related facilities shall conform to the city Water System Master Plan.**

WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER

1. **BASIS OF DESIGN REPORT (SANITARY SEWER).**). Before the improvement plan submittal to the Development Quality/Compliance Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop

Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

- a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
 3. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. **Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.**
 4. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

OTHER REQUIREMENTS

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) with the improvement plan submittal to the Development Quality/Compliance Division.
2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
 3. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
 4. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.

5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.

SITE LIGHTING

1. LIGHT LEVELS AT PROPERTY LINE. Site lighting shall conform to the Photometric Plan submitted by Deutch Associates dated 8/29/03 (by the City), with maximum lighting levels at the property line of 0.8 fc. (measured at 6 feet above finished grade) and average light levels of 0.3 fc., unless otherwise required by City staff.

STIPULATIONS FOR CASE 21-UP-2003

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform with the site plan submitted by [Hayes Martin](#) and dated [8/29/03 \(by the City\)](#). These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. DEVELOPMENT CONTINGENCIES. The approved development program, including intensity, may be changed due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.
3. PEDESTRIAN WALKWAY. The developer shall provide a minimum 6-foot wide, unobstructed pedestrian walkway running east-west along the northerly part of the property, with final location, material and construction to the satisfaction of city staff.
4. SITE SCREEN WALL AND GATE. The developer shall screen the recreational vehicle parking area with a minimum 8-10 ft. tall site screen wall, and gate with style, color and materials acceptable to the Development Review Board.

SITE LIGHTING

1. LIGHT LEVELS AT PROPERTY LINE. Site lighting shall conform to the Photometric Plan submitted by Deutch Associates dated 8/29/03 (by the City), with maximum lighting levels at the property line of 0.8 fc. (measured at 6 feet above finished grade) and average light levels of 0.3 fc., unless otherwise required by City staff.

ADDITIONAL INFORMATION FOR CASE 20-UP-2003

PLANNING/DEVELOPMENT

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. wall design,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - c. massing and design of building.

ENGINEERING

1. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. STREET CONSTRUCTION STANDARDS. The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

ADDITIONAL INFORMATION FOR CASE 21-UP-2003

PLANNING/DEVELOPMENT

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. Site wall and gate design,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use.
 - c. vehicle shade canopy design.

McDowell Mountain Storage
20-UP-2003 & 21-UP-2003
Transportation Overview

For the McDowell Mountain Storage facility, the gross building size is approximately 110,000 square feet of which the net rentable space is approximately 70,000 square feet. This changes the trip generation numbers by a lot compared to 130,000 square feet of rentable storage space.

The mini-storage site and use was analyzed in the TIMA with the Falcon Ridge Auto Spa for the overall 16-acre site. The proposed land uses for the overall 16-acre site resulted in less than half as many trips per day as would have been generated by a previously proposed shopping center land use that was presented in the zoning case for the property.

The trip generation numbers from the TIMA study for the mini-storage component were:

Daily Total = 150

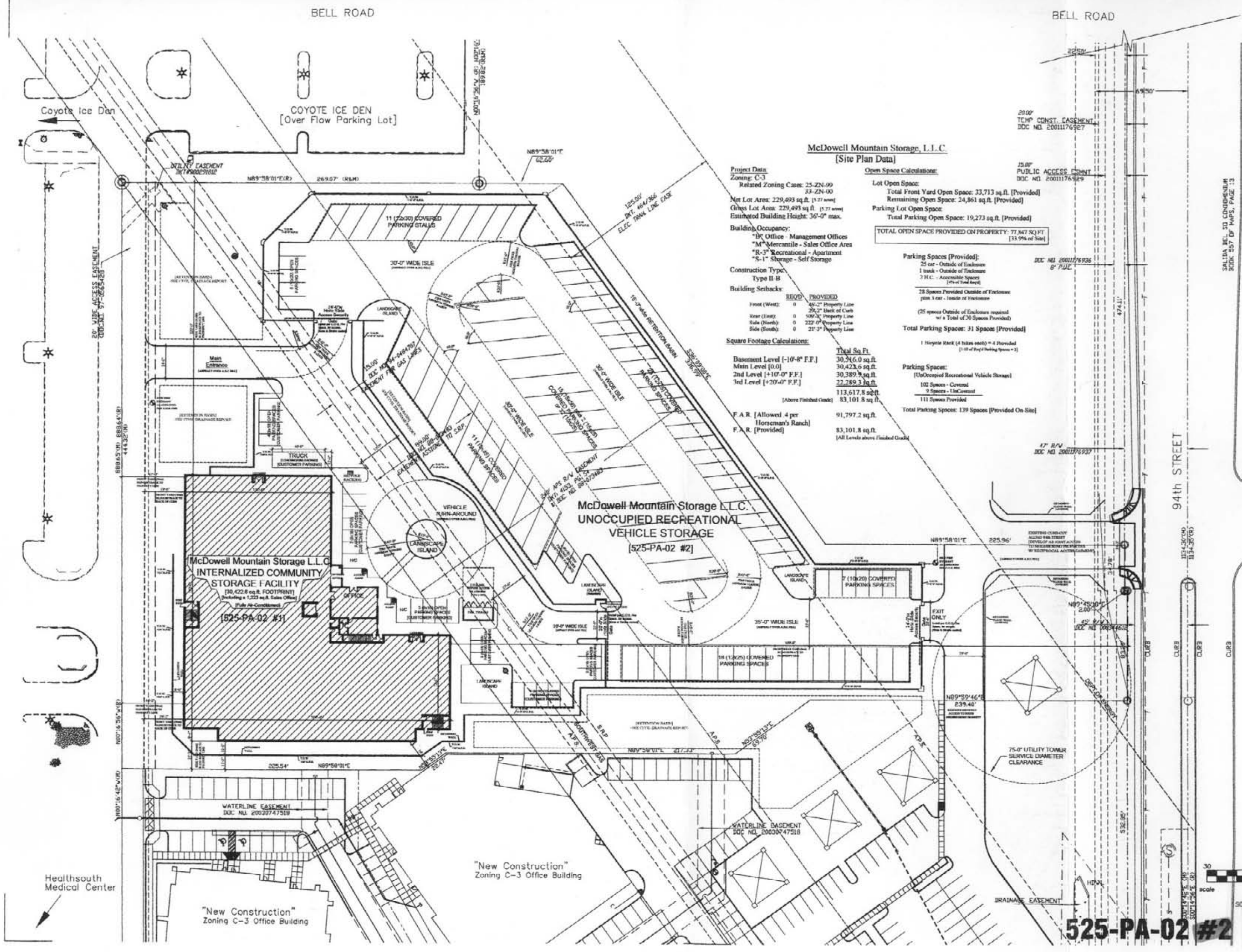
AM Peak Hour = 6 in, 4 out, 10 total

PM Peak Hour = 7 in, 5 out and 12 total

20-UP-2003 & 21-UP-2003
McDowell Mountain Storage

Attachment #8. Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.



SHEET DATA	DATED	REVISIONS
DRAWN BY: Haynes Martin		
ORIGINAL DATE: 08/18/03		

A CUSTOM ARCHITECTURAL DESIGN BY:

HAYNES MARTIN
 DESIGN AND DEVELOPMENT, INC.
 1270 North 2nd Way, Suite #103-A, Scottsdale, AZ 85261 • (480) 483-4902

PROJECT CLIENT:

McDowell Mountain Storage, L.L.C.
 Near S.W. Corner of 94th Street and Bell Road

Site Plan Layout
 SCALE: 1"=30'-0"

20-21-UP-2003
 08/29/2003

ATTACHMENT #9

525-PA-02 #2